



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave., Ste. 140, Caldwell, ID 83605 Office: 208-454-7458

Fax: 208-454-6633 www.canyoncounty.org/dsd.aspx

AGENCY NOTIFICATION – RESPONSE REQUESTED

Case No.:	<u>RZ2018-0016</u>	Hearing Date:	<u>10/4/2018</u>
Address:	<u>0 Duff Lane, Middleton, ID</u>	Hearing Body:	<u>P&Z Commission</u>
Applicant:	<u>Julie Tucker</u>	Transmission	
Planner:	<u>Jennifer Almeida, jalmeida@canyonco.org</u>	Date:	<u>8/8/18</u>
		Phone :	<u>208-455-5957</u>

RESPONSE DEADLINE:

Your agency is hereby notified that Canyon County Development Services has accepted an application:

Tucker is requesting a **Rezone** of approximately 20.62 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. The subject property is located on the east side of Duff Lane, approximately 1967 ft. north of the intersection of Willis Rd. and Duff Ln., Middleton, ID, in a portion of the SW ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho

The property is not located within a Floodplain and/or Floodway.

Flood Hazard Zone:

X

Your agency response is critical to the evaluation of this proposal. A copy of the letter of intent and other applicable documents are enclosed for your review. If you need further information please send an email request or phone call to the planner of record listed below. Your response will be forwarded to the hearing body for consideration and will be incorporated into the staff review and report.

Please reference the Case No. listed above in responses and/or correspondence regarding this case. You may respond in the following formats:

- Mail: 111 North 11th Ave., Ste. 140, Caldwell, ID 83605
- Email: jalmeida@canyonco.org

At a minimum, please address the following questions specific to your agency listed below and any additional concerns regarding the requested use. Information submitted will be a part of the record as evidence for the Findings of this case:

SOUTHWEST DISTRICT HEALTH DEPARTMENT

- ✓ Will adequate sewer systems be provided to accommodate the use?

HIGHWAY DISTRICTS/ITD

- ✓ Does legal access to the property exist for the requested use?
- ✓ Will there be any undue interference with existing or future traffic patterns created by the requested use?

IRRIGATION DISTRICTS

- ✓ Will adequate irrigation be provided to accommodate said use?
- ✓ Will any of the services provided by the irrigation district be negatively impacted by the requested use or require additional public funding to meet the needs created by the requested use?

IDAHO DEPARTMENT OF WATER RESOURCES

- ✓ Will adequate water be provided to accommodate said use?

SCHOOL FACILITIES

- ✓ Will essential services be provided to accommodate the requested use?
- ✓ Will any school services be negatively impacted by the requested use or require additional public funding in order to meet the needs created by the requested use? (For example, what is the school's existing capacity and will it meet the demand of any additional growth created from the requested use?)

POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

- ✓ Will essential services be provided to accommodate said use?
- ✓ Will services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
- ✓ What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?

DEPARTMENT OF ENVIRONMENTAL QUALITY

Air Quality

- ✓ Will the use have a negative impact on air quality?

Waste Water & Drinking Water

- ✓ Will essential services accommodate said use?

Surface Water

- ✓ Will the use impact any nearby surface water sources?

Hazardous Water & Ground Water Contamination

- ✓ Will the use negatively impact ground water?
- ✓ Is there a hazardous waste concern?

If you have questions regarding the application and/or materials received, you may contact the planner assigned to the case, Jennifer Almeida, jalmeida@canyonco.org, or by phone at 208-455-5957.

Idaho Code 37-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provided services within the planning jurisdiction at least fifteen (15) days prior to the public hearing.

August 1, 2018

To: Whom it May Concern

From: Julie Tucker, Signature Real Estate Group

RE: subdividing 20 acres into country subdivison (1-2 acre lots)

ZONING ORDINANCE AMENDMENT: from Ag to R-1 Zone.

We are proposing this hillside 20 acres be able to be subdivided.

I have spoken to Canyon Hwy District #4, and they have indicated that the road approach be at the top of the property to the north.

Also, we would also propose to have individual wells and septic systems.

I have researched the irrigation water through Black Canyon, and we would have 18 shares to be able to divide for each lot.

Thank you for the consideration.

